Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ ad Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August 2017.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170071856 DEEDWARR
Recvd: 08/18/17 10:35 2 pgs
Fees:13.00 Taxes:906.50
20170818-0085016

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph A. Campochiaro 8810 Deacons Lane Nashville TN 37211	new owner	173 09 0A 493.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Arthur B. Hammond, married and Grantland W. Hammond, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph A. Campochiaro, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 421 on the Plan of Lenox Village Phase Seven of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur B. Hammond, married and Grantland W. Hammond, unmarried, by deed dated October 27, 2006 from Regent Homes, LLC of record in Instrument No. 20061106-0138157 Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Lenox Village of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-VRES-17-8100

options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 and amended in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062220, 20040526-0062221, 20050113-0005133, 20050119-0006853, 20050324-0032209, 20050815-0096405, 20060221-0020352, 20060309-0027423, 20060321-0032383, 20070103-0001284, 20070830-0104306, 20080326-0030439, and in any allied instruments(s) referred to in said restrictions. 4) Charter for Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831.

This property is improved property known as 8810 Deacons Lane, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16 day of August, 2017.

Arthur B. Hammond

Grantland W. Hammond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur B. Hammond and Grantland W. Hammond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16 day of August, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19
FILE NO: 10171